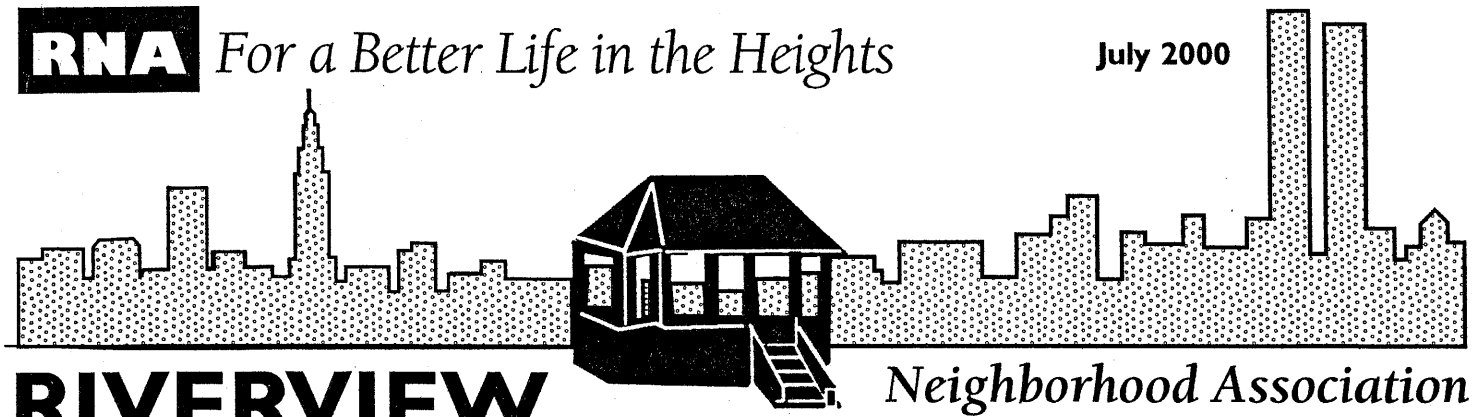
RNA *For a Better Life in the Heights*

July 2000



RIVERVIEW *Neighborhood Association*

232 Ogden Avenue • Jersey City, NJ 07307 • 201 798 0493

RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION or ELECTED OFFICIAL

COMMUNITY UPDATES:

Millennium Towers:

The speed that the **Millennium Towers (MT)** project has moved through the municipal approval process has been unprecedented and without justification. Millennium Towers is the controversial hi-rise proposal to build two 43 story towers below the Palisade cliffs on the Jersey City-Hoboken border. On June 14th, the City Council approved height and density revisions to the **Jersey Avenue Redevelopment Plan (JARP)** which were specifically formulated for this project. The height revision will allow the developers to build 300 feet higher than the Palisade cliffs. Five days later, on June 20th, the Planning Board hastily approved the site plan application for this project. It now appears that the developer's application for a tax abatement could be voted on by the City Council within the month.

The Heights community along with support from Downtown Jersey City and neighboring Hoboken have consistently opposed this project because of legitimate concerns of 1) a lack of rational planning by the City for the JARP, 2) setting a precedent for other hi-rise projects in this area, 3) worsening an already impossible traffic problem and 5) a loss of view of both the New York skyline and the Palisade cliffs themselves.

An appeal to stop this project will be filed in Superior Court. Fund raising has already commenced and the response has been good. Anyone interested in making a tax-deductible donation to pay for our attorney, planner and other expenses, should send their checks to RNA, 232 Ogden Avenue, Jersey City, N.J. 07307.

Save the Palisades:

The fight to stop Millennium Towers has made the Heights community realize the urgent need to protect the Palisade cliffs from future development. Lobbying of City Council members has already resulted in their public declarations of support for a steep slope ordinance which would stop future development on the surface, above and below the cliffs themselves. There is also a need to revise Jersey City's newly adopted Master Plan and its existing zoning ordinance to limit development in the area below the cliffs between Jersey City, Hoboken and Union City to low-rise residential or commercial development. People interested in helping with this campaign should come to the next RNA meeting on July 11th for more information.

The Palisade Avenue Steering Committee has begun a campaign to locate local property owners that are financially eligible for federal grants to renovate their buildings. The next meeting will be held on **Thursday, July 27th at 376 Palisade Avenue at 6:00 PM. Derrice Bell**, the City's administrator for this program, will be the guest speaker to answer questions and begin the application process.

122-124 Ogden Avenue Development:

RNA's Planning & Development Committee and a number of neighbors met with developers, Tom Jones and Tom Pierro, to review their plans for a proposed medium rise apartment building at 122-124 Ogden Avenue. The developers presented blue prints and a list of the variances they intend to seek from the Jersey City Planning Board.They are seeking to combine the two lots into a single plot on which they want to build a 39 foot high, 4 story apartment building. It will contain seven 2BR units with 7 off-street parking spaces in the first floor. This configuration, according to the developers, will not require a variance for parking—an historical sticking point in our neighborhood. Other more technical variances, such as lot coverage are being sought. The overall reception of the plans by those in attendance appeared positive, given that the height of the building is the same as the surrounding structures and the adequate off-street parking. The developers expressed a willingness to meet with any one who may be interested to review suggestions as to building materials, colors and overall treatments as the project progresses. The addresses of their other projects in Jersey City are: 78 Webster, 510 Pavonia and 84 Carlton.

Palisade Avenue Repaving:

Kevin Sluka, the Director of Public Works (DPW), has informed RNA that the project to repave Palisade Avenue from State Highway to Paterson Plank Road has begun with the digging of "test pits." These pits are being dug to determine if there are any vaulted basements that extend forward of a building's facade to the area under the sidewalk. Anyone who has a basement of this type should inform the DPW if they have not already done so. If you have basement stairs that exit onto the sidewalk by way of a steel door which lies flush with the concrete, the City has budgeted for its replacement if need be. The project will first start with the replacement of the sidewalks down one side of the street and then proceed back along the opposite side, followed by the actual street work. DPW's construction schedule will be published in RNA's next newsletter.

Kevin also promised that the bumpy "washboard" condition of Congress Street between Palisade Ave. and Paterson Plank Rd. will be taken care during this project. We also reported a number of pot holes on Ogden Avenue between Congress and Bowers. For more information about these projects, Kevin Sluka can be reached at **547-4400 or 547-4402.**

RIVERVIEW NEIGHBORHOOD ASSOCIATION
232 OGDEN AVENUE
JERSEY CITY, NEW JERSEY 07307

NON PROFIT
U.S. POSTAGE
PAID
JERSEY CITY, N.J.
07302
PERMIT NO. 153
CAR.-RT. PRESORT

FOR A BETTER LIFE IN THE HEIGHTS

School's Out!
Have a safe & Healthy Summer!

Spend a summer evening with RNA
at our next meeting on
Tuesday, July 11th at 7:15 PM

SUMMER ACTIVITIES

Shakespeare
Tuesdays in the Park

OTHELLO . . . . . **July 22**

MUCH ADO ABOUT NOTHING. . . . . **August 22**

The performances will take place around the center gardens in Riverview-Fisk Park. They begin at 7:00 PM and admission is free. There will be no rain dates.

For more info, call **The Hudson Shakespeare Company** at 420-2207.

Gazebo Concert Series

The Department of Recreation and Cultural Affairs has scheduled the following special events for Riverview-Fisk Park this summer:

Salsa En Fuego (Progressive Salsa)
Wednesday, July 19th, 6PM

Kennedy dancers (Modern Dance)
Wednesday, August 16th, 6PM

For more info, call (201) 547-5406.

Basketball Clinic:

The City sponsored basketball program will take place this summer in Riverview-Fisk Park starting June 26th. It will be held Monday to Friday from 4:30 to 8:30 PM. It is open to both boys and girls between the ages of 8 to 17. For more information, call 547-4582.

CERAMIC-TILE PROJECT in RIVERVIEW-FISK PARK:

Sandy Martiny and Beverly Brown Ruggia have already collected over 100 tiles decorated by local children for their special summer project. The ceramic tile wall will be located at the Park's northern overlook structure above Holland Street with tiles decorated by local children and residents. For info, call **Sandy Martiny** at 798-4235.

RNA MONTHLY MEETING
Tuesday, July 11th at 7:15 PM
Harbor View Health Care Facility
(the corner of Ogden and Franklin).

FREE SUMMER MOVIES in HOBOKEN:

Movies Under the Stars

Bring a blanket or a lawn chair. All films start between 8:30 - 9:00 PM at the Erie Lackawanna Train Plaza in Hoboken.

July 12th:	*Cider House Rules*
July 19:	*Blair Witch Project*
July 26:	*On The Waterfront*
August 2:	*Rear Window*
August 23:	*Toy Story*
August 30:	*Stuart Little*

Summer Film Forum

The following classic films will be shown on Monday nights at 6:30 PM at the All Saints Parish Hall located at 707 Washington Street:

July 12:	*The Corn is Green*
July 19:	*The Haunting*
July 26:	*All that Heaven Allows*
August 2:	*A Patch of Blue*
August 9:	*Holiday*
August 16:	*The Last Picture Show*